



CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Clerk

A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 29th June 2010 at 7:00 PM on the following petitions:

- #4-10** from Arkady Degtiarov and Irina Deresh, 20 Shute Path, Newton, MA, appealing the Commissioner of Inspectional Services' Notice of Zoning Violation that there is an illegal dog kennel in a residential district and a violation of conditions for a home business in a residential district. The property is located in a Single Residence 3 District.
- #5-10** from James M. DiLiello and the Estate of Richard G. DiLiello, 83-85 Allison Street, Newton, MA, appealing the decision of the Commissioner of the Inspectional Services Department that Lot 12 Allison Street is not a buildable lot. The property is located in a Multi Residence 2 District.
- #6-10** from James M. DiLiello and the Estate of Richard G. DiLiello, 83-85 Allison Street, Newton, MA, requesting the following variances in order to create Lot 12 as a separate building lot: (i) an 18 foot variance from the frontage requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in frontage of 62 feet. **(Required frontage for new lots created after December 7, 1953 is 80 feet.);** (ii) a variance of 818 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in lot area of 9,182 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.);** and (iii) a 409 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in lot area per unit of 4,591 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** As to Lot 13, petitioners request the following variances in order to create Lot 13 as a separate building lot: (i) an 18 foot variance from the frontage requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in frontage of 62 feet. **(Required frontage for new lots created after December 7, 1953 is 80 feet.);** (ii) a variance of 971 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in lot area of 9,029 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.);** and (iii) a 486 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in lot area per unit of 4,514 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 2 district.
- #7-10** from Veneranda Santonastaso, 148 Chapel Street, Newton, MA, requesting a 3.9 foot variance from the accessory structure maximum building height requirement of the Newton

Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a detached two car garage with storage space above the first story, resulting in a one and one-half story garage with a height of 21.9 feet. (**Maximum allowable building height of an accessory structure for *old lots* created before December 7, 1953 is 18 feet.**) The property is located in a Multi Residence 1 District.

#8-10 from Ralph S. Robart, 28 Richardson Road, Newton, MA, appealing the Commissioner of the Inspectional Services Department's denial of a building permit at 32 Williams Street, Newton, for the construction of a two-family dwelling. The property is located in a Multi Residence 1 District.

**Newton Tab
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**Sherri Lougee
Board Clerk**